

KNOW ALL MEN BY THESE PRESENTS, That Ruby Delila Phelps, Bessie Opal Hembree and Dale Glen White as heirs and devisees of Hazel Ellis, Deceased and Ruby Phelps and Opal Hembree hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kirby L. Garlitz and Marna L. Garlitz, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 9, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 5 feet conveyed to Klamath County for road purposes in Volume 362, page 460, Deed Records of Klamath County Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Except as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11 day of August, 1982; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Ruby Delila Phelps Ruby Phelps
Bessie Opal Hembree Opal Hembree
Dale Glen White

STATE OF OREGON, } ss.
County of Klamath
August 11, 1982

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Personally appeared the above named Ruby Delila Phelps and Opal Hembree and Dale Glen White and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7-13-85

GRANTOR'S NAME AND ADDRESS
Kirby L. Garlitz and Marna L. Garlitz
1750 GARY
KLAMATH FALLS, Or 97601

GRANTEE'S NAME AND ADDRESS

After recording return to: MTC

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

10466

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. Reservations and restrictions, including the terms and provisions thereof, wherein C. C. Lewis and Caroline W. Lewis, husband and wife are grantors and M. C. King and Ethel M. King, husband and wife are grantees, recorded in Volume 191, page 77, Deed Records of Klamath County, Oregon, to wit:
"Excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditched, telephone lines, telegraph lines and electric power lines in and upon said premises and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described lands."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

This 12 day of August A.D. 1982 at 3:37 o'clock P.M. of
duly recorded in Vol. M 82 of Deeds on p.c. 10465

Fee \$8.00

EV. LYN BIEHN, County

By Joyce McQuinn